



GENERAL PLAN LAND USE ELEMENT AMENDMENT

Supplemental EIR Scoping Meeting

Location:

Newport Beach Public Library
Friends Meeting Room
1000 Avocado Avenue
Newport Beach, CA 92660

November 5, 2013
6:00 p.m.

OVERVIEW

Overview

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
4. Supplemental Environmental Impact Report (SEIR) Process
5. Notice of Preparation (NOP)
6. Issues to be Analyzed in the SEIR
7. Public Comments



PURPOSE OF SCOPING MEETING

Purpose is to:

- ❑ Provide a project description
- ❑ Solicit comments to refine and potentially expand the “scope” of the Supplemental Environmental Impact Report (SEIR)

The scope is determined by:

- ❑ Response to Notice of Preparation (NOP) from responsible agencies
- ❑ Input from the community (including comments at scoping meeting)
- ❑ Experience with similar projects



PROJECT OVERVIEW

General Plan Land Use Element Amendment:

- Revises existing land uses in certain opportunity sites in response to recent changes in the economy and market, legislation, and emerging best practices
- Identifies subareas in the City for:
 - 1) An increase or decrease in development capacity
 - 2) Changes in land use designations
- Revises LUE policies related to land use changes and in support of recent Neighborhood Revitalization efforts



PROJECT OVERVIEW

Zoning Code and Map, and Local Coastal Plan:

- Amend Zoning Code and Map to reflect land use changes
- Amend Newport Beach Coastal Land Use Plan (LUP) to reflect GP Amendment

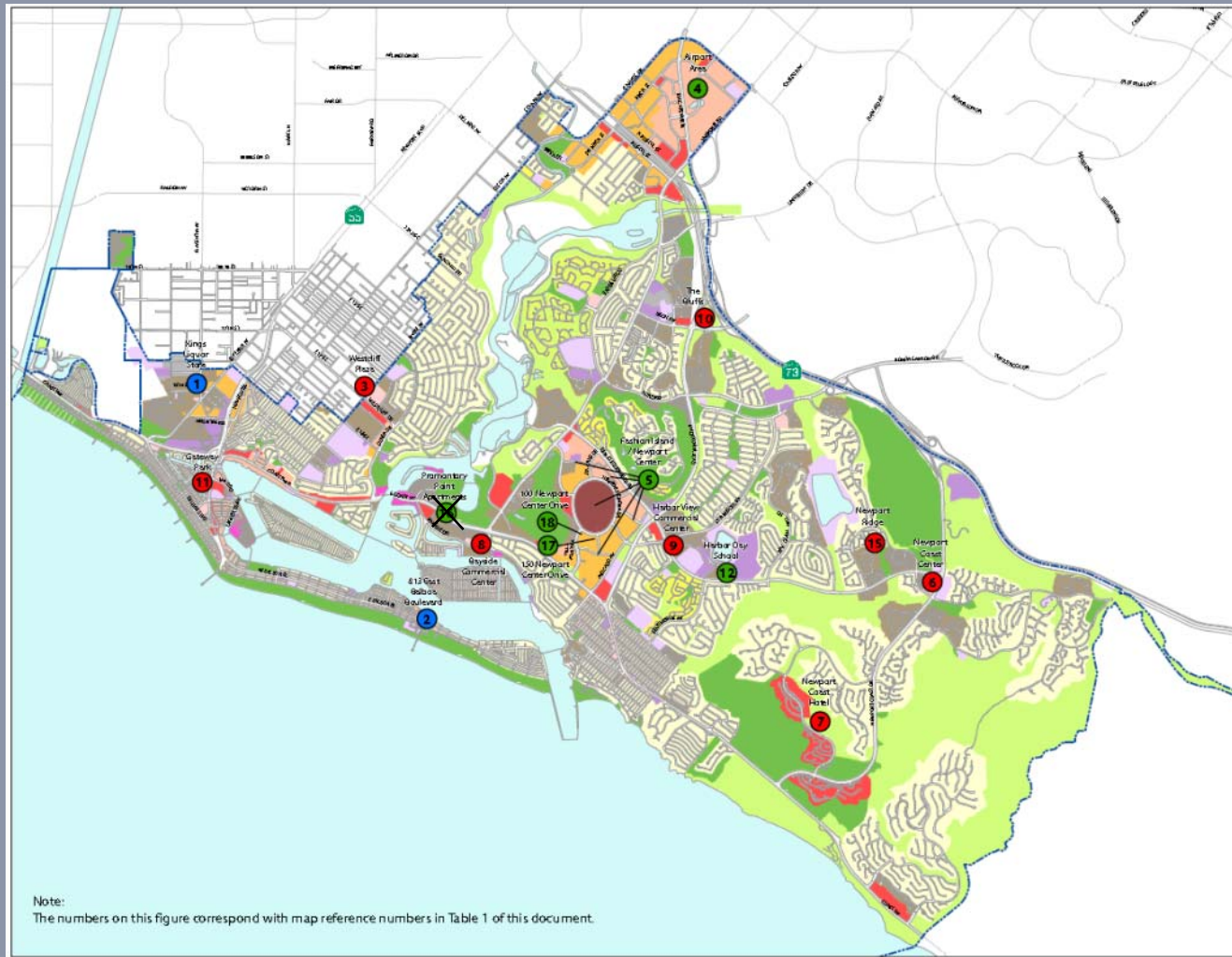


PROPOSED LAND USE CHANGES

- Reduced development capacity
- Increased development capacity
- Revised land use designations with increase in development capacity



PROPOSED AREAS OF CHANGE



PROPOSED LAND USE CHANGES

Reduced development capacity

AREAS WITH REDUCED DEVELOPMENT CAPACITY								
Map Reference	Location	2006 General Plan		Existing	Proposed Changes			ADT Changes
		Designation	Allowable		Designation	Increase (Reduction)	Remaining	
3	Westcliff Plaza 1000–1150 Irvine Avenue	Neighborhood Commercial (CN)	138,500 SF	112,986 SF	No Change	(15,514 SF)	10,000 SF	(593)
6	Newport Coast Center 21101–21185 Newport Coast Drive	Neighborhood Commercial (CN)	141,787 SF	103,712 SF	No Change	(37,875 SF)	200 SF	(1,448)
7	Newport Coast Hotel	Visitor-Serving Commercial (CV)	2,150 rooms	1,104 rooms	No Change	(1,001 rooms)	45 rooms	(7,588)
8	Bayside Center 900–1090 Bayside Drive	Neighborhood Commercial (CN)	66,000 SF	65,284 SF	No Change	(366 SF)	350 SF	(14)
9	Harbor View Center 1610–1666 San Miguel Drive	Neighborhood Commercial (CN)	74,000 SF	71,993 SF	No Change	(1,857 SF)	150 SF	(71)
10	The Bluffs 1302–1380 Bison Avenue	General Commercial (CG)	54,000 SF	50,312 SF	No Change	(3,538 SF)	150 SF	(135)
11	Gateway Park 3531 Newport Boulevard	Commercial Corridor (CC)	4,356 SF	0	Parks and Recreation (PR)	(4,356 SF)	0	(167)
15	Newport Ridge (various locations)	Multi-Unit Residential (RM) Single Unit Residential Detached (RS-D)	2,550 DUs	2,187 DUs	No Change	(356 DUs)	7 DUs	(2,370)



PROPOSED LAND USE CHANGES

Increased development Capacity

AREAS WITH INCREASED DEVELOPMENT CAPACITY								
Map Reference	Location	2006 General Plan		Existing	Proposed Changes			ADT Changes
		Designation	Allowable		Designation	Capacity	Increase / (Decrease)	
5	Newport Center/ Fashion Island	Regional Commercial (CR), Regional Commercial Office (CO-R), Medical Commercial Office (CO-M), Mixed Use Horizontal (MU-H3), Visitor-Serving Commercial (CV), Multi-Unit Residential (RM)	Various	Retail, Office, Residential, Hotel	No Change	Varies	Regional Office 500,000 SF; Regional Commercial 50,000 SF; Multi-Family 500 units	8,768
17	150 Newport Center Drive	Regional Commercial Office (CO-R)	8,500 SF	8,500 SF Car Wash	Mixed-Use Horizontal (MU-H3)	125 hotel rooms (24.8 K SF Commercial)	125 hotel rooms (24.8 K SF Commercial)	623
18	100 Newport Center Drive	Regional Commercial Office (CO-R)	17,500 SF	17,500 SF Museum	Mixed-Use Horizontal (MU-H3)	32,500 SF	15,000 SF	352
12	Harbor Day School 3443 Pacific View Drive	Private Institutional	.35 FAR 408 Students	99,708 SF 408 Students	No Change	.40 FAR 480 Students	14,244 SF 72 Students	94
4	Saunders Properties	Airport Office and Supporting Uses (AO)	306,923 SF Office	360,923 SF Office	Mixed Use Horizontal (MU-H2)	545,000 SF office 329 DUs	238,077 SF 329 DUs	5,040
	The Hangars	General Commercial Office (CO-G)	288,264 SF Office	288,264 SF Office	General Commercial (CG)	278,264 SF office	11,800 SF retail	342
	Lyon Communities	Mixed Use Horizontal (MU-H2)	250,176 SF Office	250,176 SF Office	No Change	Retail: 85K SF Res: 850 replacement DUs Hotel: 150 rms	Retail: 85K SF Res: 850 replacement DUs Hotel: 150 rms	5,780
	UAP Companies 4699 Jamboree Road and 5190 Campus Drive	Mixed Use Horizontal (MU-H2)	46,044 SF Office	46,044 SF Office	Mixed Use Horizontal (MU-H2)	Mixed Use: 46,044 SF Congregate Care: 148,000 SF	Revise Anomaly #6 to allow 2.0 FAR if trip neutral congregate care	0
16	Promontory Point Apartments 200 Promontory Drive West	Multiple Residential (RM)	520 DUs	520 DUs	No Change	570 DUs	50 DUs	269



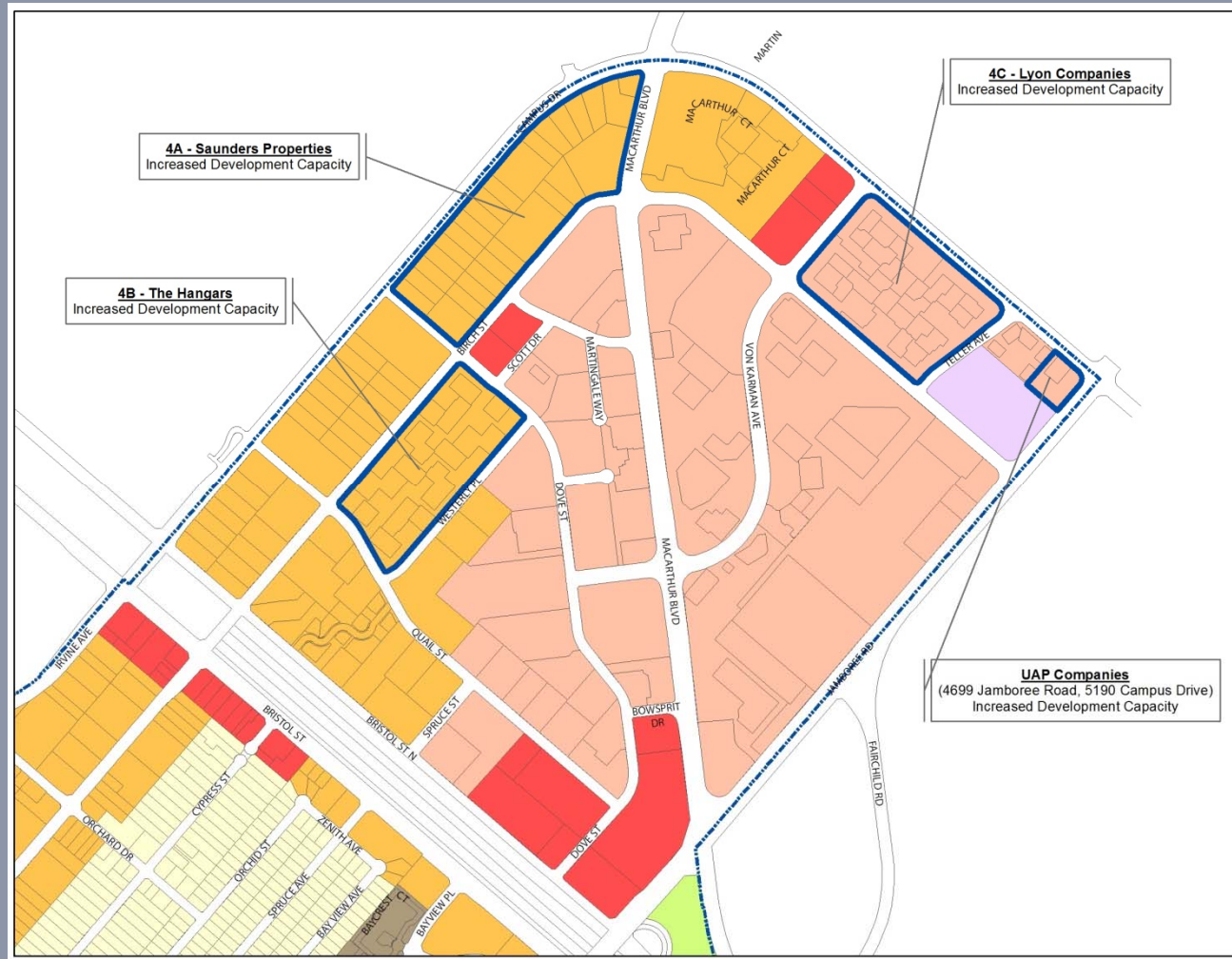
PROPOSED LAND USE CHANGES

Change of land use designation and increased development capacity

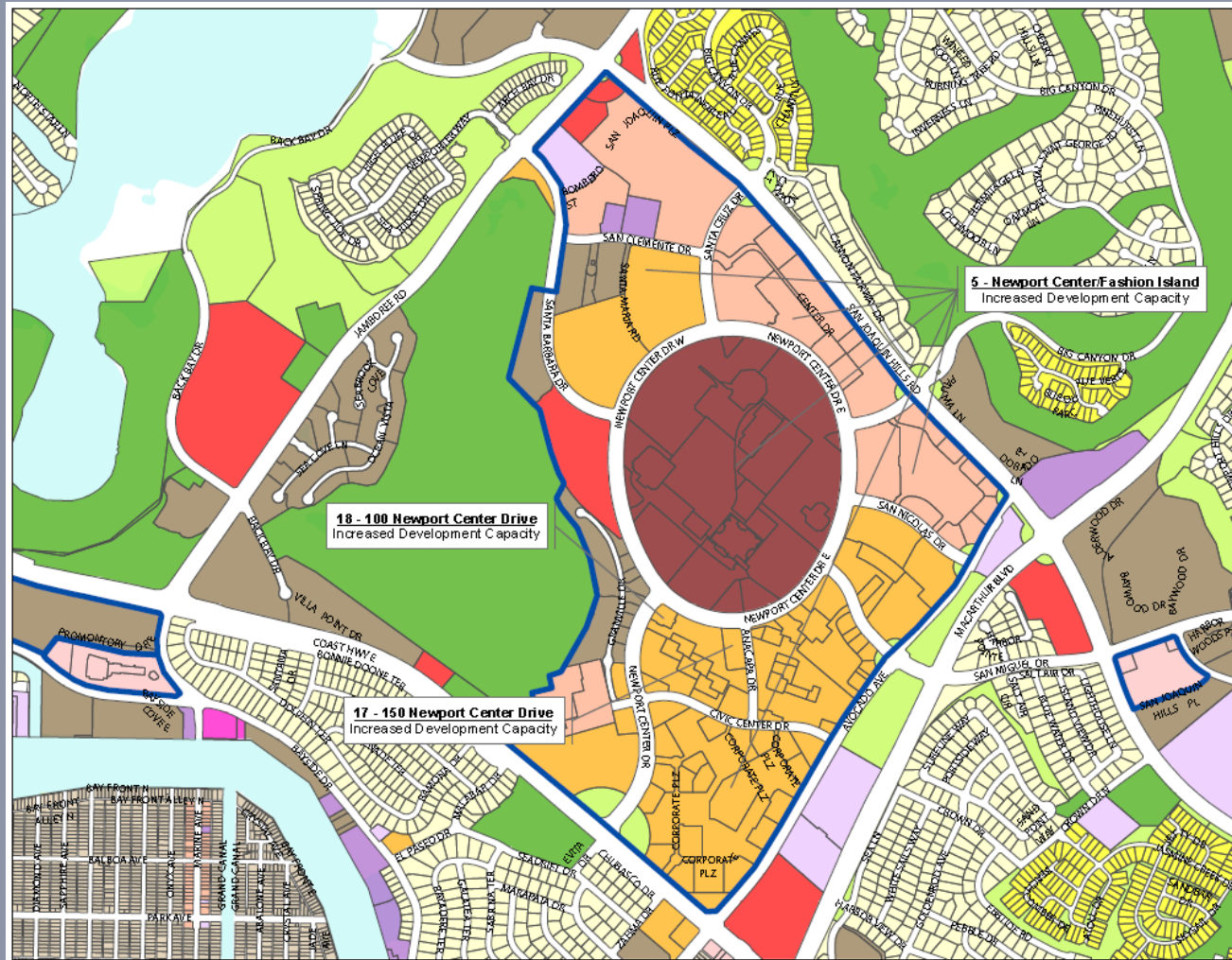
AREAS WITH CHANGE OF LAND USE DESIGNATION AND INCREASED DEVELOPMENT CAPACITY							
Map Reference	Location	2006 General Plan		Existing	Proposed Changes		ADT Changes
		Designation	Allowable		Designation	Density	
1	1526 Placentia (King's Liquor)	Multi-Unit Residential (RM)	18 DU/AC	Retail: 7,524 SF	General Commercial (CG)	0.5 FAR	251
2	813 East Balboa Boulevard	Two-Unit Residential (RT)	2 units	Day Spa: 1,917 SF	Mixed-Use Vertical (MU-V)	0.75 FAR	65



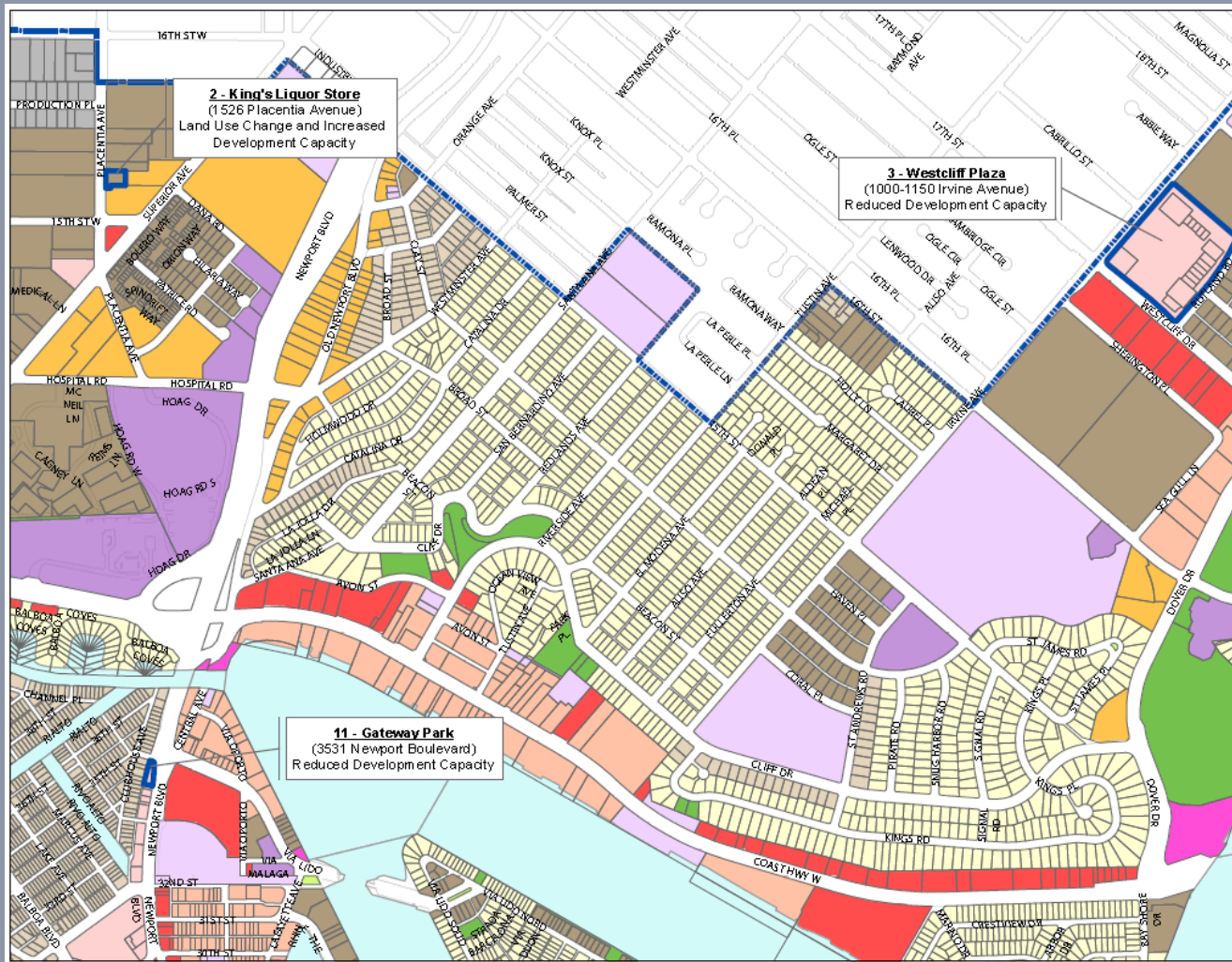
AIRPORT AREA



FASHION ISLAND/NEWPORT CENTER



WEST NEWPORT AREA



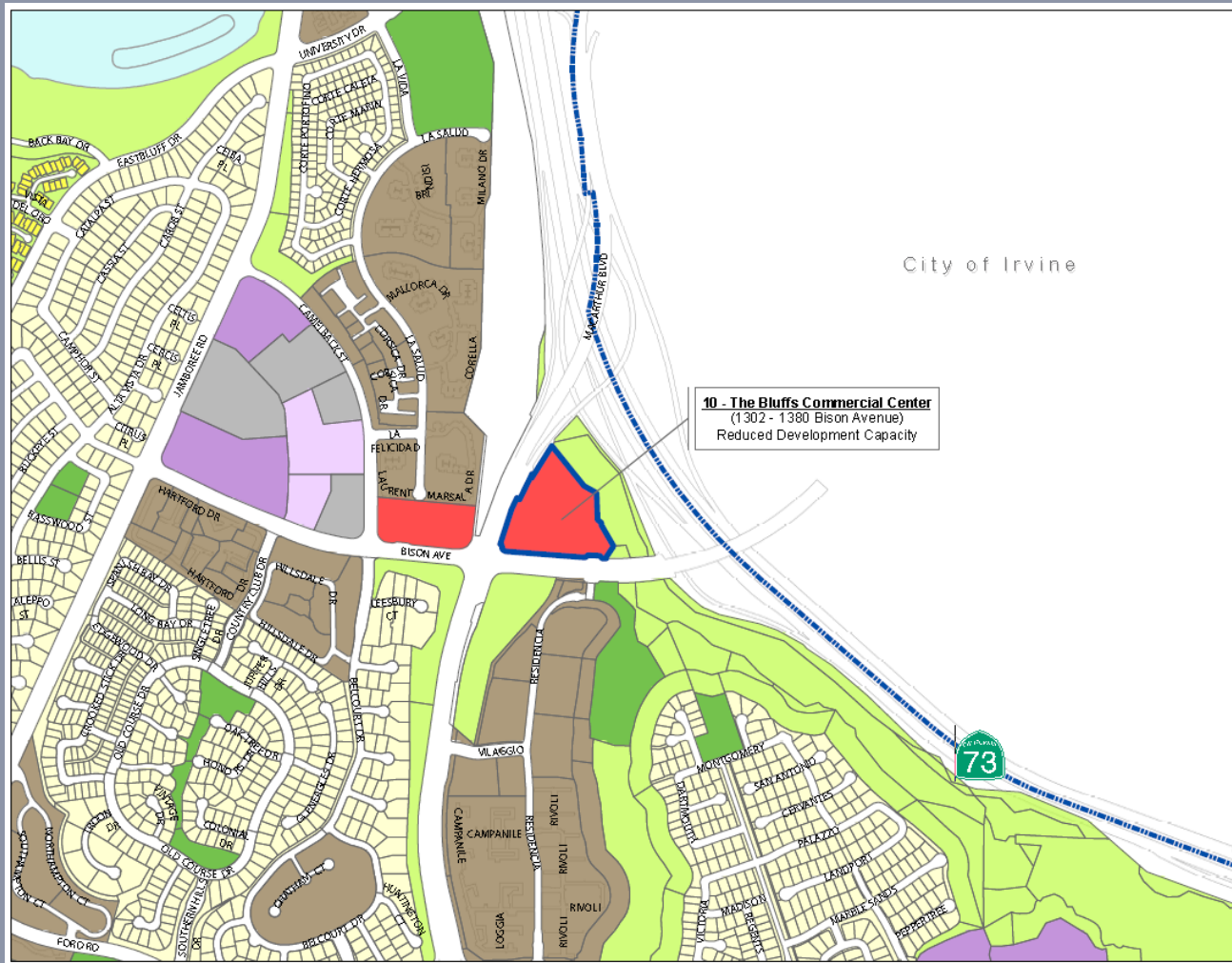
CENTRAL NEWPORT AREA



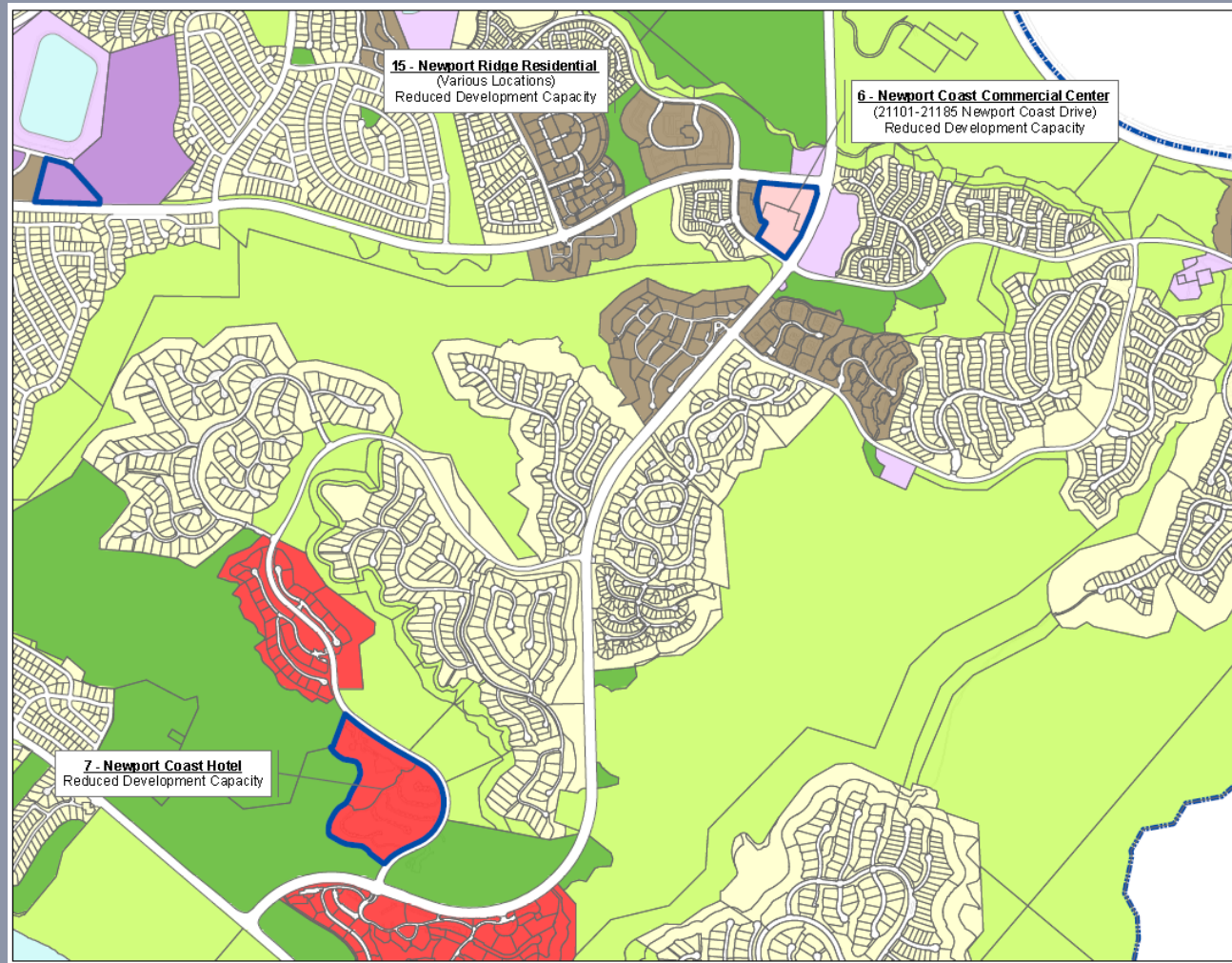
HARBOR VIEW AREA



THE BLUFFS AREA



NEWPORT COAST AREA



PROCESS & APPROVALS

City Charter Section 423

- Requires voter approval of “major amendments” to General Plan
 - Major Amendment defined as one that significantly increases traffic or density
 - Methodology to determine maximum peak traffic trips included in guidelines to implement Section 423
- LUE Amendment anticipated to be subject to Section 423
- Voter consideration of proposed GPA anticipated November 2014



PROCESS & APPROVALS

Supplemental EIR

- “The supplement to the EIR need contain only information necessary to make the previous EIR [2006 General Plan EIR] adequate for the project as revised.” (§15163 of CEQA Guidelines)
- Buildout projections from the 2006 General Plan EIR will act as the “baseline” for the environmental analysis in this SEIR (not existing conditions)
- EIR will analyze incremental impact of 2006 General Plan in comparison to General Plan per proposed amendment



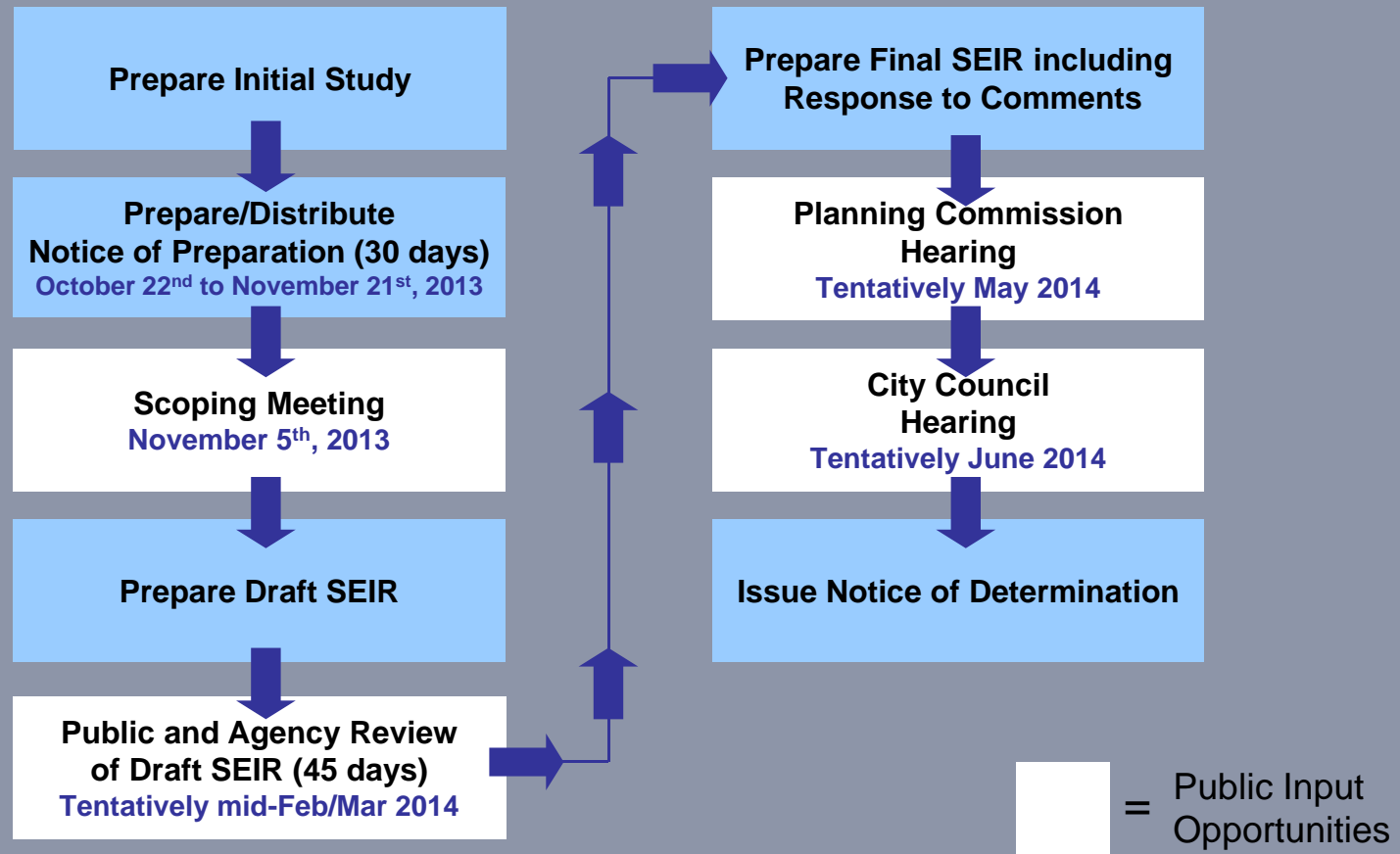
PURPOSE OF CEQA

California Environmental Quality Act (CEQA)

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review



OVERVIEW OF THE SEIR PROCESS



NOTICE OF PREPARATION

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an SEIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming SEIR
- Distributed for a 30-day public review period



ISSUES PROPOSED TO BE ANALYZED IN THE SEIR

- ✓ Aesthetics
 - Agricultural/Forestry Resources
- ✓ Air Quality
 - Biological Resources
- ✓ Cultural Resources
 - Geology/Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- Hydrology/Water Quality
 - ✓ Land Use/Planning
 - Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
 - Recreation
- ✓ Transportation/Traffic
- ✓ Utilities/Service Systems



PROJECT-RELATED TECHNICAL STUDIES

- Air Quality and Greenhouse Gas Emissions Analysis
- Cultural Resource Assessment
- Noise and Vibration Analysis
- Traffic Impact Analysis



OPPORTUNITIES FOR PUBLIC COMMENT

■ Initial Study/ Notice of Preparation

- Began on October 22, 2013 and ends on November 21, 2013
- Available for review at City of Newport Beach Planning Division at:
100 Civic Center Drive
Newport Beach, CA 92660
- Also available for review at the City's four public libraries
- Available for review on the City's Web site

■ Scoping Meeting

- Submit comments today
- Please include your name and address



FUTURE OPPORTUNITIES FOR PUBLIC PARTICIPATION

- **Draft Supplemental Environmental Impact Report**
 - Circulate Draft SEIR for 45 days (tentative schedule is mid-Feb/Mar 2013)
- **Final SEIR**
 - Includes response to comments
 - Final SEIR is published and made available for review prior to project approval
- **Planning Commission & City Council Hearings**
 - Tentatively May/June 2014



PUBLIC COMMENTS

- Environmental issues you would like to see addressed in the SEIR



PUBLIC COMMENTS

- Comments on the NOP may be submitted to Gregg Ramirez, Senior Planner, City of Newport Beach via:
 - Mail or Hand Deliver to:

City of Newport Beach
Community Development Dept. – Planning Division
100 Civic Center Drive
Newport Beach, CA 92660
(949) 644-3219
 - Email: gramirez@newportbeachca.gov





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